


<b>Situs : 350 ROCKLAND ST</b>		<b>Parcel ID: 010-068</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 27, 2020
<b>CURRENT OWNER</b> WARD SAMUEL 350 ROCKLAND ST BROCKTON MA 02301		<b>GENERAL INFORMATION</b> Living Units 1 Neighborhood 10 Alternate ID 105 Vol / Pg 11278/00070 District Zoning R1A Class Residential			
<b>Property Notes</b>					
					
010-068 03/21/2020					

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 21,332			20,270
Total Acres: .7193 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	115,300	115,300	0	110,400
Building	242,500	285,800	0	222,000
Total	357,800	401,100	0	332,400
<b>Manual Override Reason</b> <b>Base Date of Value</b> 1/1/2020 <b>Effective Date of Value</b> 1/1/2020 <b>Value Flag</b> MARKET APPROACH <b>Gross Building:</b>				

Entrance Information			
Date	ID	Entry Code	Source
08/04/20	CM	Field Review	Other
03/01/18	H&P	Field Review	Other
11/25/16	CP	Field Review	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
12/27/17	B68162	265,000	NEW CONSTR	This Will Ne Fy2020	0
05/03/16	64551	3,000	DECK	16x32	100
02/11/16	64063	6,000	SOLARPANLS		100
10/06/15	B63205	4,000	BLDG	Roof	100
10/28/11	55676	1,000	BLDG	Insrt Pellet St	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/01/00				11278/70		

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Dwelling Information			
Style	Ranch	Year Built	1954
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	2
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	304,750	% Good	72
Plumbing	9,787	% Good Override	
Basement	28,597	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	12,895	C&D Factor	
		Adj Factor	1
Subtotal	356,030	Additions	22,820
Ground Floor Area	1,458		
Total Living Area	1,458	Dwelling Value	279,160
Building Notes			

		<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1458</td> </tr> <tr> <td>B</td> <td>12</td> <td>EFP</td> <td>240</td> </tr> <tr> <td>C</td> <td>13</td> <td>FGAR</td> <td>420</td> </tr> <tr> <td>D</td> <td>32</td> <td>CNPY</td> <td>288</td> </tr> <tr> <td>E</td> <td>31</td> <td>WVK</td> <td>512</td> </tr> <tr> <td>F</td> <td>RP1</td> <td>PLASTIC LINER POOL</td> <td>504*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	1458	B	12	EFP	240	C	13	FGAR	420	D	32	CNPY	288	E	31	WVK	512	F	RP1	PLASTIC LINER POOL	504*
ID	Code	Description	Area																											
A		Main Building	1458																											
B	12	EFP	240																											
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D	32	CNPY	288																											
E	31	WVK	512																											
F	RP1	PLASTIC LINER POOL	504*																											
Outbuilding Data																														
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																						
Pool-Plln	1 x	504	504	1	1975	C	G	6,600																						
Condominium / Mobile Home Information																														
Complex Name Condo Model  Unit Number Unit Level Unit Parking Model (MH)																														
Unit Location Unit View Model Make (MH)																														
Addition Details																														
Line #	Low	1st	2nd	3rd	Value																									
1		12			5,690																									
2		13			8,780																									
3		32			2,300																									
4		31			6,050																									